

162.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,025,600 / 1,025,600

USE VALUE:

1,025,600 / 1,025,600

ASSESSED:

1,025,600 / 1,025,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
38		LINDEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MEISTER FRANKLIN A & ALICE/TRS	
Owner 2: LINDEN ST 2011 RLTY TRUST	
Owner 3:	
Street 1: 38 LINDEN ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: MEISTER FRANKLIN A & ALICE -	
Owner 2: -	
Street 1: 38 LINDEN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains 15,110 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2874 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		15110		Sq. Ft.	Site		0	70.	0.49	8			Ledge	-5	Topo	-10			522,669						522,700	

Total AC/Ha: 0.34688

Total SF/SM: 15110

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 522,669

Spl Credit

Total: 522,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

PRINT	Date	Time
LAST REV	Date	Time
12625!		
Prior Id # 1: 107798		
Prior Id # 2:		
Prior Id # 3:		
12/11/20 02:41:50		
mmcmakin		
12625		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average									SFL 12 4 OPP (48)	
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:										19	
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:										20	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:										HST	
Frame:	1 - Wood			1/2 Bath:		Rating:										SFL	
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:										FFL	
Sec Wall:		%		OthrFix:		Rating:										BMT	
Roof Struct:	2 - Hip			OTHER FEATURES												(1240)	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average									18	
Color:	BROWN			A Kits:		Rating:										3	
View / Desir:				Fpl:	2	Rating:	Average									147	
GENERAL INFORMATION				WSFlue:		Rating:										3	
Grade:	C - Average			CONDOS INFORMATION												16	
Year Blt:	1915	Eff Yr Blt:		Location:										12			
Alt LUC:		Alt %:		Total Units:										8 OPP			
Jurisdct:		Fact: .		Floor:										(32)			
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	6	3	1				
Sec Int Wall:		%		Economic:			%	Additions:		1	5	2	2				
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	31	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00			Heating:									
Bsmnt Gar:				Size Adj.:	0.97977382			General:									
Electric:	3 - Typical			Const Adj.:	1.00989902			COMPARABLE SALES									
Insulation:	2 - Typical			Adj \$ / SQ:	168.210			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	136500												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO	Central Vac: NO		Adj Total:	728154												
% Com Wall:		% Sprinkled:		Depreciation:	225728												
				Depreciated Total:	502426												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 162.0-0001-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	104			500		500
More: N				Total Yard Items:				500	Total Special Features:							Total:	500